

**Execution Copy**

**CAMP PENDLETON  
GROUND LEASE**

UNITED STATES OF AMERICA  
LEASE OF PROPERTY  
ON MARINE CORPS BASE CAMP PENDLETON, CA

TABLE OF CONTENTS

	<u>PAGE</u>
1. TERM; DELIVERY OF POSSESSION; CONVEYANCE AND OWNERSHIP OF IMPROVEMENTS .....	4
2. EASEMENTS AND RIGHTS-OF-WAY .....	5
3. CONDITION OF LEASED PREMISES .....	6
4. CONSIDERATION .....	6
5. OPERATING AGREEMENT AND BUSINESS AGREEMENT .....	7
6. USE OF LEASED PREMISES .....	7
7. DEFAULT AND TERMINATION .....	7
8. TAXES .....	10
9. RESTORATION AND SURRENDER .....	10
10. ENVIRONMENTAL PROTECTION .....	10
11. MAINTENANCE OF LEASED PREMISES .....	14
12. COMPLIANCE WITH APPLICABLE LAWS .....	15
13. ACCESS AND INSPECTION .....	15
14. GENERAL INDEMNIFICATION BY CONTRACTOR .....	16
15. INSURANCE/REIMBURSEMENT .....	16
16. CONSTRUCTION OF IMPROVEMENTS, INSTALLATIONS AND ALTERATIONS.....	19
17. OPERATION AND MAINTENANCE OF THE DEVELOPMENT .....	19
18. NOTICES .....	20

19. ASSIGNMENT, SUBLEASES AND LICENSES.....	21
20. LIENS AND MORTGAGES.....	22
21. DISPUTES.....	24
22. GENERAL PROVISIONS .....	25
23. SPECIAL PROVISIONS.....	27
24. RENEWAL OF THIS LEASE .....	27
25. GOVERNMENT REPRESENTATIVES AND THEIR SUCCESSORS.....	28
26. AMENDMENTS .....	28

#### EXHIBITS

- A. DESCRIPTION OF LEASED PREMISES
- B. EXISTING ENCUMBRANCES
- C. TITLE X LEAD-BASED PAINT DISCLOSURE STATEMENT
- D. EASEMENT FOR SEWER PIPELINE